

**Bountiful City**  
**Administrative Committee Minutes**  
**April 27, 2010**  
**5:00 P.M.**

Present: Chairman Aric Jensen (5:07 pm); Assistant City Engineer - Lloyd Cheney;  
Committee Member - John "Marc" Knight; and Recording Secretary - Cindy Gruendell.

Excused: Assistant Planner - Dustin Wright

1. Acting Chairman Cheney opened the meeting at 5:05 pm and had everyone present introduce themselves.

Mr. Jensen arrived at 5:07 pm.

2. Consider approval of minutes for April 19, 2010.

Mr. Knight made a motion to approve the minutes for April 19, 2010 as written. Mr. Cheney seconded the motion. Motion passed 2-0 with Mr. Jensen abstaining because he was not present for that meeting.

3. Public Hearing - Consider a Conditional Use Permit for a Contractor business at 284 East 1250 North, Aaron Mudrow – Pioneer Tile, Inc., applicant.

Mr. Mudrow, applicant, was present. Mr. Jensen presented the staff report.

The applicant's home is in an R-4, Residential single-family zone. His business deals with tile installation and therefore requires a conditional use permit to operate from the home.

Applicant has one employee that meets at the job sites. Applicant will not have any clients visiting his home for business. Applicant is not planning to have a sign on his home. Applicant's equipment will not be stored in the home; it will be stored in his truck that has a covered shell. Tile is ordered and delivered to the job site and remaining tile is discarded rather than brought back to his residence. The home business will be used solely for bookkeeping.

Based on the findings, staff finds that the applicant complies with requirements in the City Code regarding Home Occupation Business Licenses. Staff recommends approval

of a Conditional Use Permit for a Home Occupation Business License under the following conditions:

1. The applicant is to keep a current Bountiful City Home Business license.
2. The applicant is to comply with all the conditions and requirements listed in the Bountiful City Code concerning a Conditional use Permit and Home Occupation Businesses. (14-2-506 and 14-17-105)
3. This Conditional Use Permit is just for this applicant at this site and is not transferable.

Mr. Mudrow explained that he uses one room in his home for paper work, has no employees at his home and keeps any tools that he uses in the back of his truck.

The public hearing was opened and closed without any comments, there was no one present.

Mr. Knight made a motion to approve a Conditional Use Permit for Aaron Mudrow – Pioneer Tile at 284 East 1250 North with the findings and conditions in the Staff report. Mr. Jensen seconded the motion. Voting was unanimous in favor.

4. Consider a lot line adjustment at 640 South 500 West and 535 West 600 South, Richard Reese and Jeramey Jenkins, applicants.

Mr. Jenkins and Mr. Reese (arrived 5:12), applicant, were present. Mr. Jensen presented the staff report.

The owners of the subject lots would like to amend their lot boundaries to transfer Parcel 1, a portion of 535 West 600 South (Parcel 3), to 640 South 500 West (Parcel 2). All properties are located in the C-H (heavy commercial) zone. Part of parcel 3 is located in Woods Cross and they are aware of the adjustment that would take place entirely on the Bountiful City side.

The C-H zone requires .75 acres for the min. lot size. Parcel 3 currently meets that requirement, however, transferring over parcel 1 will put parcel 3 under the minimum. Parcel 2 currently is under the minimum required lot size and by picking up parcel 1, would still be under the minimum.

The adjusted properties would still meet the minimum frontage requirement of 50 feet. Section 14-6-105.B requires 10 feet of setback between the building and the property line. The proposed lot line between parcel 1 and parcel 3 is not 10 feet back. During the site plan approval process the land use authority may reduce the 10 foot setback if it determines there is not a need for a landscaped buffer and that the public interest is better served by reducing the setback. No set back may be less than what is required by the IBC. With a setback of 10 feet reduced from parcel 1, parcel 3 would still become non-conforming as to for minimum lot size.

Staff recommends moving the property one foot to allow for the footing around the Standard Plumbing building.

Based on the findings, staff recommends denial for the proposed lot line adjustment as currently drawn.

Mr. Jenkins explained that the lot-line adjustment would allow for more parking for his two businesses, Tire Pros and Jay's American Car Care.

Mr. Jensen explained that staff did a parking analysis for the businesses involved and Standard Plumbing will still meet the parking requirements after the lot-line adjustment.

The committee discussed the current lot size for each business and what result the lot-line adjustment would have on them. It was determined that the Jay's American Car Care lot is already less than the required lot size for that C-H zone. However, the Standard Plumbing lot currently meets the size requirement for the C-H zone and the lot-line adjustment would make it less than the allowed lot size. After reviewing Code, it was suggested that the item be tabled for further review.

The applicant asked about applying for a variance. The Committee explained that if they decide to apply for a variance it would need to be done through the Planning Commission.

Mr. Jensen made a motion to table the lot-line adjustment to allow time for the City Attorney to review the request. Mr. Knight seconded the motion. Voting passes 2-1, with Mr. Cheney voting nay.

5. Consider a conditional Use Permit Letter, in written form, for a contractor business at 3457 South Bountiful Blvd., D. Richard Dunn – Dunn Rite Co., LLC, applicants.

Mr. Knight made a motion to approve the Conditional Use Permit letter as written. Mr. Cheney seconded the motion. Voting was unanimous in favour.

Acting Chairman Cheney ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Jensen seconded the motion. Voting was unanimous. The meeting adjourned at 5:27 p.m.